

ITEM 7  
BILL 17 (2017)

# Speaker Registration/Testimony

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 Meeting Date 08-24-2017  
 Council/PH Committee Zoning  
 Agenda Item Bill 17 BUILDING INSPECTIONS  
 Your position on the matter Oppose  
 Representing Self  
 Organization  
 Do you wish to speak at the hearing? No

2017 AUG 21 PM 1:06  
 CITY CLERK  
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Written  
 Testimony

As a long time owner-resident in a high rise condominium in the Chinatown area, I have been active on our AOA's board of directors for 12 years. This bill seems unfair, irrational, and inappropriate for residential buildings already regulated by HRS 514-B. Such condominiums are required by state law to have a schedule that collects funds for upkeep and maintenance that includes the common element structural components. Bill 17 imposes a very costly burden that provides no added value, and will consume funds that would be otherwise used to prevent the conditions the bill is meant to correct. If there are no regulations for commercial building upkeep, then such a bill should be targeted specifically at commercial buildings.

The bill ignores realities of condominium authority and responsibilities. In a high rise condominium, many, usually most, of the structural components in question are owned by the dozens or hundreds of individually owned units. There is no "building owner" with the legal authority to alter the components of the individually owned units. To be enforceable, the bill would have to restrict its scope to "Common Elements" and/or create a mechanism and process where the enforcing city agency can act on each responsible individual unit owner.

The exclusions in this bill only serve to exempt the the owners with the least resources to prevent hazardous conditions, I.e., small building owners. A walk around the town will reveal that these are the very buildings most likely to have uncorrected problems. I pray that the council will reconsider this ill-conceived bill and approach this problem in a more rational and equitable manner.

Respectfully submitted by  
 Mark Luppino

Testimony  
 Attachment

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